013.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	970,400 /	970,400
USE VALUE:	970,400 /	970,400
ASSESSED:	970,400 /	970,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1	-3	OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GATTI DANIEL & REBECCA
Owner 2:	SESSIONS PHEBE
Owner 3:	
Street 1:	1 OSBORNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`ROURKE WILLIAM F -
Owner 2:	-
Street 1:	1 OSBORNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2162 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4781.000	519,700		450,700	970,400
Total Card	0.110	519,700		450,700	970,400
Total Parcel	0.110	519,700		450,700	970,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.84 | /Parcel: 448.84

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
10348			02/20/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 013.0-0005-0001.0

!1279!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	519,700	0	4,781.	450,700	970,400		Year end	12/23/2021
2021	104	FV	496,600	0	4,781.	450,700	947,300		Year End Roll	12/10/2020
2020	104	FV	496,700	0	4,781.	450,700	947,400	947,400	Year End Roll	12/18/2019
2019	104	FV	369,400	0	4,781.	478,900	848,300	848,300	Year End Roll	1/3/2019
2018	104	FV	347,300	0	4,781.	349,300	696,600	696,600	Year End Roll	12/20/2017
2017	104	FV	326,000	0	4,781.	304,300	630,300	630,300	Year End Roll	1/3/2017
2016	104	FV	326,000	0	4,781.	259,200	585,200	585,200	Year End	1/4/2016
2015	104	FV	290,900	0	4,781.	253,500	544,400	544,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:47:29

LAST REV

Date	Time
09/15/21	15:35:07

jorourke

USER DEFINED

Prior Id # 1:	10348
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1279

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`ROURKE WILLIA	78182-424	1	7/6/2021		1,200,000	No	No		
DANG TAO T/ETAL	25779-370		10/31/1995		233,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2001	281	Re-Roof	2,500	C				
9/19/1997	561	New Wind	1,500					NEW WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
2/20/2018	TTL REFUSAL	BS	Barbara S
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4781		Sq. Ft.	Site		0	80.	1.18	1									450,745						450,700	

Total AC/HA:	0.10976	Total SF/SM:	4781	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,745	Spl Credit		Total:	450,700

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13566136
Const Adj.:	0.97029907
Adj $ / SQ:	198.348
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638492
Depreciation:	118759
Depreciated Total:	519732

COMMENTS

RE-CHK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

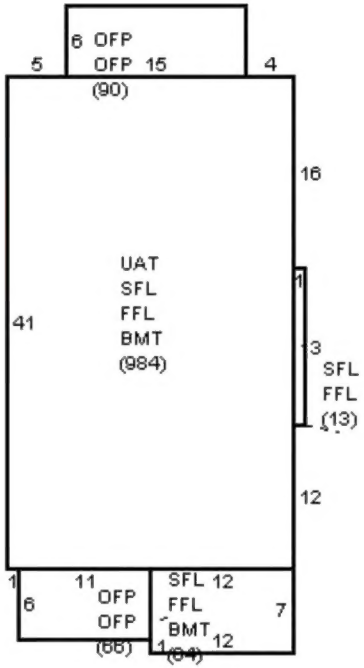
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	198.35
Special Features:	0	Val/Su Net:	137.20
Final Total:	519700	Val/Su SzAd	240.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	198.350	214,414
SFL	Second Floor	1,081	198.350	214,414
BMT	Basement	1,068	59.500	63,551
OFP	Open Porch	312	21.140	6,596
UAT	Upper Attic	246	79.340	19,517

Net Sketched Area:	3,788			Total:	518,492
Size Ad	2162	Gross Area	4526	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

013.0-0005-0001.0

IMAGE

AssessPro Patriot Properties, Inc